

**WALL STREET DEVELOPMENT CORP.**  
REAL ESTATE DEVELOPERS

October 20, 2022

Mr. Daniel Gilmore, Wetlands Program  
Department of Environmental Protection  
Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347

**VIA EMAIL AND CERTIFIED MAIL -  
RETURN RECEIPT REQUESTED**

RE: DEP File No. 315-1233 – Superseding Order of Conditions dated May 3, 2021  
3.2 +/- Acres Burns Avenue (a/k/a 48 Burns Avenue) – Walpole, MA  
Request for Modification

Dear Mr. Gilmore:

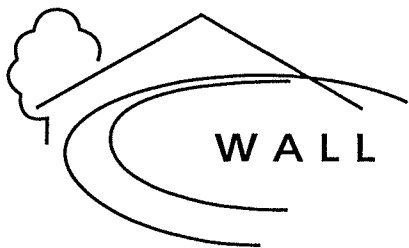
Wall Street Development Corp. (“Wall Street”) has reviewed your email of October 7, 2022 with our project engineer, GLM Engineering Consultants (“GLM”), and environmental consultant, EcoTec, Inc (“EcoTec”). As your email correctly pointed out, confirmed by GLM, that the 4,997 square feet of non-degraded riverfront area proposed for development was a note carried over from a previous plan and is incorrect.

Attached for your review is a revised Supplemental Sheet B dated October 20, 2022 showing the Riverfront Area (“RFA”) disturbance. As you will note, the revised plan SUP-B proposes to restore an area of existing degraded RFA to the rear of units 3 to 5 totaling approximately 850 sq. ft. +/- . This restoration allows for a very modest rear yard behind the residences and will be identified with posted signage. This restoration is proposed in accordance with 310 CMR 10.58(5)(f) by mitigating approximately 850 sq. ft. of the proposed work in the non-degraded RFA. The proposed restoration would consist of:

1. Removal of all dumped material to expose natural soil;
2. Replacement with clean soil, including a minimum of 6-inches of high-quality topsoil;
3. Seeding with a native upland mix [e.g., New England Conservation/Wildlife Mix; and
4. Planting of at least 20 native shrubs, minimum 1-gallon container, at least 3-feet in height or spread.

Based on the foregoing, the proposed development of non-degraded RFA, not directly mitigated under 10.58(5)(f), is limited to 1,340 sq. ft. – 850 sq. ft. = 490 sq. ft.

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In Wall Street's view, the additional environmental benefits of the project, including the cleanup of the existing dumped waste materials in the RFA and Buffer Zone, as well as, the collection and treatment of currently untreated stormwater off Burns Avenue, represents a clear improvement to conditions on the site with respect to the interests of the Wetlands Act. With that being said, the project qualifies for approval, generally, under the RFA redevelopment provisions of 310 CMR 10.58(5), and specifically, under the broad inclusionary criteria of 10.58(5)(g). If the Department concurs with the revised Supplemental Sheet B, a complete set of the revised project plans will be provided.

Thank you for your attention in this matter. Should you have any additional questions or need further information, please do not hesitate to contact me.

Sincerely,

WALL STREET DEVELOPMENT CORP.

*Louis Petrozzi*  
Louis Petrozzi, President

cc. Rob Truax – GLM Engineering Consultants, Inc.  
Paul McManus – EcoTec, Inc.  
Landis Hershey, Walpole Conservation Commission



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